

081615 MS

1/05/09 10:56:13
BK 600 PG 579
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

gn

RETURN TO:
Covenant Escrow Services
9056 Stone Walk Place
Germantown, TN 38138
901-759-0409

Indexing Instructions: 8910 Cameron Street, Olive Branch, MS 38654

STATE OF MISSISSIPPI
COUNTY OF De Soto

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, RMS Residential Properties LLC, as Owner Designee, Does hereby sell, convey and warrant specially unto Michael A Ruiz and Dorothy G Rappenecker-Ruiz, Husband and Wife

the following described property situated in De Soto County, Mississippi, being more particularly described herein, to-wit:

Lot 3, Phase I, Estates of Southern Trails, situated in Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 89, at Pages 24-26 in the Office of the Chancery Clerk of DeSoto County, Mississippi., to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to RMS Residential Properties LLC, as Owner Designee by Substitute Trustee's Deed from Emily Kaye Courteau, dated August 28, 2008 and recorded on August 29, 2008 in Book 592, Page 296, Chancery Clerk's Office for DeSoto County, Mississippi.

Indexing Instructions: Lot 3, Phase 1, Estates of Southern Trails, Sec 16, T-2-S, R-6-W, Desoto Co., MS

MORE COMMONLY KNOWN AS: 8910 Cameron Street, Olive Branch, MS 38654

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its heirs or assigns forever, subject to, and excepting, current taxes and other assessments reservations in patents, and all easements, right-of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as duly appear of record. GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR, but not otherwise.

08-00479

2

WITNESS MY SIGNATURE this the 21st day of Dec., 2008

Seller Name: RMS Residential Properties LLC, as Owner Designee
Brighton Real Estate Services, LLC
BY: [Signature] as Attorney in Fact
Its: V.P.
Name & Title: Brennan Clark, Vice President

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared BRENNAN CLARK, V.P., proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.
and acknowledges him/herself to be the VICE PRESIDENT of BRIGHTON REAL ESTATE SERVICES, the Attorney in Fact of said RMS Residential Properties LLC, as Owner Designee, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number _____ of record in Register's Office for _____ County, _____.

Witness my hand and Notarial Seal this 21st day of DECEMBER, 2008.



[Signature]
Notary Public

My Commission Expires:

06-05-2011

| Grantors Address: | Grantee's Address: |
|--------------------------|------------------------|
| 350 E. 2100 South | 8910 Cameron |
| Salt Lake City, UT 84115 | Olive Branch, MS 38654 |
| 801-746-1234 | 662-890-4849 |

Prepared by:
Resource Title Agency (Gulf States Division)
3931 Gallatin Pike #B
Nashville, TN 37216
File #: 081675MS
Tom Larson
615-782-8131

Parcel #: 2065-1607-0.00003.00